

**महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
चे कलम ३७(२) अन्वये सिडकोच्या विकास नियंत्रण  
नियमावलीत करावयाच्या फेरबदलाबाबत.**

**महाराष्ट्र शासन,  
नगर विकास विभाग,  
अधिसूचना क्रमांक: टिपीबी-४३०४/८५५/प्र.क्र.२७८/०४/नवि-११  
मंत्रालय, मुंबई : ४०० ०३२, दिनांक: २७ मे, २००५**

30

**शासन निर्णय:-** सोबत जोडलेली अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

**महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,**

**(सु. रा. किणी)**

**अवर सचिव, महाराष्ट्र शासन.**

**प्रति,**

**व्यवस्थापकीय संचालक, सिडको, निर्मल, नरिमन पॉइन्ट, मुंबई.**

**संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.**

**उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, बेलापूर, नवी मुंबई.**

**व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, घनीरोड, मुंबई.**

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्र भाग-१ कोकण विभाग पुरवणीमध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी २५ प्रती नगर विकास विभाग, मंत्रालय, मुंबई व उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई यांना पाठविण्यात याव्यात.)

**कक्ष अधिकारी (नवि-३) (त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करावी.)**

**नियंत्रण (नवि-११).**

**सेक्शन ३७ फाईल.**

**Maharashtra Regional and Town  
Planning Act, 1966.**

**Sanction to Modification u/s 37(2) of  
Modification to General Development  
Control Regulations (GDCR) for Navi Mumbai.**

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated 30th May, 2005.**

**NOTIFICATION**

**Maharashtra  
Regional &  
Town Planning Act  
1966.**

No. TPB- 4304/855/CR-278/2004/UD-11:-

Whereas the Government of Maharashtra in exercise of the powers conferred by sub-section (3A) of the section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, Urban Development, Public Health and Housing Department, No. RPB 1171/18124/113/II-W, dated the 20<sup>th</sup> March, 1971, and by Notification Urban Development, Public Health and Housing Department No. RPB 1173-II RPC, dated the 16<sup>th</sup> August, 1973, City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the said Corporation") as the New Town Development Authority for the said area comprised in the site of Navi Mumbai as specified therein;

And whereas, in exercise the powers conferred by the provisions of the said Act and all the powers enabling it in this behalf the said Corporation made the General Development Control Regulation (GDCRs) for Navi Mumbai, (hereinafter referred to as "the said Regulations");

And whereas, the Government of Maharashtra in the Urban Development and Public Health Department approved the Development Plan Navi Mumbai together with the said Regulations in exercise of the powers conferred by the section 31 of the said Act, by Notification No. RPB 1175/635/B-UD-5 dated the 18<sup>th</sup> August, 1979, published in the Maharashtra Government Gazette, dated 27<sup>th</sup> September, 1979;

And whereas the said Corporation ceased on and from 16<sup>th</sup> December, 1994 to be the Planning Authority in certain areas of Navi Mumbai w.e.f. 16/12/94, more particularly specified in the schedule to the Government order No. NMC 1692/1187/CR-138/94/UD-24 dated 16<sup>th</sup> December, 1994, for which the Navi Mumbai Municipal Corporation is the Planning Authority in substitution to the said Corporation;

And whereas, the said Corporation decided to make further amendments/modifications (hereinafter referred to as "the said

Modification") in the said Regulation as specified in the Schedule annexed therein;

And whereas, the said Corporation, after following legal formalities laid down under section 37 of the said Act, has submitted the said modification proposal to Government for sanction vide letter No. CIDCO/ACP/488(UD)/98/323 dt. 31/3/98 and letter vide No. CIDCO/ACP/16 dt. 6/4/04.

And whereas, the said Corporation has informed that two suggestions/objections were received from the Public with regard to the aforesaid modification;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said modification should be approved with some changes;

Now, therefore, in exercise of the powers conferred by sub-section (2) of the said Act, Government hereby:-

- a) Sanctions the said modification proposal as described in the Schedule attached herewith;
- b) fixes the date of publication of this Notification in the official gazette as the date of coming into force of these modification;
- c) directs the said Corporation that in the schedule of modifications appended to the aforesaid modification sanctioning the said Regulations after the last entry, the above (a) shall be added.

By order and in the name of the Governor of Maharashtra,

  
(S.R. Kini)

Under Secretary to Government.


Note:- This notification is also available on Government web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

**SCHEDULE**

Accompaniment with the Notification No. TPB 4304/855/ CR-278/04/UD-11  
dated 30th May, 2005.

Sr. No.	Regulation No.	CIDCO's proposal	Modification sanctioned by the Govt..
1	14(4)(7)	<p><b>No Development Zone:</b> "Uses in No Development Zone" include agriculture, horticulture, salt manufacture, forestry, promenades, gardens, parks, play fields, temporary camps for various kinds of social activities like recreational or religious functions on sites wherever the existing topography permits without disturbing the mangroves and marshy areas, holding ponds, coastal roads, public utility establishments including sewage treatment and disposal works and water works, water sports activities alongside natural water bodies not involving the construction of man-made water bodies, cemeteries and crematoria along with structure incidental thereto, structure of sea lamps and watchmen's quarters, LPG go downs of minimum 2000 sq.mt. area with 0.2 FSI and ground floor construction, and other storage land uses.</p> <p>Fish farming and Aquaculture activities may be permitted at such places as the Corporation may decide and subject to the provisions of Coastal Regulation Zone (CRZ) and the guidelines prescribed by the authority concerned for permitting aquaculture and fish farming activities.</p>	<p><b>No Development Zone:</b> "Uses in No Development Zone" include agriculture, horticulture, salt manufacture, forestry, promenades, gardens, parks, play fields, temporary camps for various kinds of social activities like recreational or religious functions on sites wherever the existing topography permits without disturbing the mangroves and marshy areas, holding ponds, coastal roads, public utility establishments including sewage treatment and disposal works and water works, water sports activities alongside natural water bodies not involving the construction of man-made water bodies, cemeteries and crematoria along with structure incidental thereto, structure of sea lamps and watchmen's quarters, LPG go downs of minimum 2000 sq.mt. area with 0.2 FSI and ground floor construction, and other storage land uses.</p> <p>Fish farming and Aquaculture activities may be permitted in Coastal Regulation Zone at such places as the Corporation may decide, subject to No Objection Certificate from Department of Fisheries and provisions of notification dated 19<sup>th</sup> February, 1991 issued by Ministry of Environment &amp; Forest and changes made from time to time.</p>

By order and in the name of the Governor of Maharashtra,

  
(S.R. Kini)

Under Secretary to Government.